

MINUTES OF THE  
WEST LAFAYETTE REDEVELOPMENT COMMISSION  
March 29, 2004  
*Amended*

Redevelopment Commission members present: Steve Belter, Patsy Hoyer, Earle Nay, Chris Corrigan, and Sandy Pearlman. Also in attendance: Mayor Jan Mills, Clerk Treasurer Judy Rhodes, City Attorney Bob Bauman, Development Director Josh Andrew, Charlotte Martin and Cindy Loerbs-Polley of the Development Department, Parks Superintendent Joe Payne, Tom Gall of TJ Gall & Associates, Public Information Officer Wyatt Hornsby, and citizens and members of the media.

Mr. Belter called the meeting to order at 12:37 pm.

OLD BUSINESS

Mr. Nay made a motion to approve the February 27, 2004 minutes. Ms. Pearlman seconded. Mr. Nay made a correction to page 6, first paragraph should read dining, not dinning. The minutes passed unanimously 4-0 as amended.

NEW BUSINESS

Mr. Nay made a motion to approve the payment of claims. Ms. Pearlman seconded. Mr. Belter asked if Ms. Martin has reviewed them all with the appropriate people. Ms. Martin answered yes.

Mr. Gall stated that the invoice for Cinergy for \$73,718.32 was dated a long time ago because they sent you an invoice on the day that they sent you the authorization to start the process. Typically, per Ms. Rhodes' office, the City doesn't pay claims before the work is done.

Mr. Corrigan asked a question but it wasn't clear with interruptions and talking over one another.

The motion passed unanimously 4-0.

Mr. Belter stated that the next item is the Trails Notice to Escrow Agents. Mr. Gall stated that for this entire project, Milestone has been retained at 10%. They are now done with the vast majority of the work. Most of the contracts we do cap that retainage at 5%. This simply takes that retainage back to 5% of the total contract value. That is a significant amount of money. We propose to complete that portion of the contract and not make any more escrow or retainage payments.

Mr. Belter stated that we are very happy with Milestone. Do we need an approval on this? (Directed to Mr. Bauman) Mr. Bauman stated that we should go ahead and get a motion to approve that. This is like a payment in that we've paid the money into the escrow account.

Mr. Nay made a motion to approve the release of funds from the escrow account to Milestone. Ms. Pearlman seconded. The motion passed unanimously 4-0.

Mr. Belter stated that we have been reviewing projects in the three districts. This is the third of the three districts. The spreadsheet lists projects that are under consideration for the next few years.

The first item is the Wabash Landing Construction contingency which is mostly done with the Landing. I know that Mr. Gall is talking about having the paver contractor come back in and re-level some areas that have settled now that we are done with construction. There may be some issues about landscaping and striping along Tapawingo. Mr. Gall stated that we will be having a meeting after this to finalize the selection of the plants that we can get to be able to finish up by April 15<sup>th</sup>. This is an estimate of what we are expecting to have because the contract is so old due to what Milestone can bill for and inflation. Mr. Bauman stated that when INDOT does all of it's accounting, they'll not only look at all the quantities but at that point they will do an adjustment for the inflation, as far as I understand. Mr. Gall stated that I am not aware of that.

Mr. Belter stated that the Heritage Trail Overlook is the next on the list and is the old Brown Street Bridge. Mr. Payne laid out a map and gave some details to it. The parts of this are to get part of the park put back together, get the paving done to replace part of the trail that has been torn up, handle storm water out of the parking lot at the park and the storm water that comes from the Landing area, do the overlook, and then to do a connecting piece of the trail that ties together the trail that ends at Waterfront Apartments.

Mr. Belter stated that the next item is the Gauge Station. It is for measuring the height of the Wabash. It has gone out for bid. Mr. Payne stated that we should have solid numbers next Tuesday.

Mr. Belter asked if we will be getting the work done this summer. Mr. Payne stated that we hope to get the piece done in the park by the end of June.

Mr. Belter stated that the next item is the Garage Security. Mr. Gall stated that the conduit is up and they'll be installing the cameras this week. It should be up and running in the next couple of weeks.

Mr. Belter stated the Garage Improvements are listed for 2005. Mr. Andrew stated that it is general for some possible additional signage. We may have to do some more wayfinding. It is an estimate. Mr. Belter stated that this is the city's first parking garage and is a learning process. Mr. Corrigan stated that we don't run the parking lot anymore though, do we? Mr. Belter stated that it was turned over to the developer to maintain. That said, I'll also suggest that we are watching him do that so that things will occur the way we would like. Mr. Andrew stated that Dennison currently runs the Lafayette garage and they just put half a million dollars in it after 6 years. Mr. Corrigan asked what our responsibility is and what Renfro's responsibility to maintain right now. Mr. Corrigan stated that you (Mr. Andrew) think that we are going to have \$50,000 on signage. Mr. Andrew stated maybe. I can't tell you for sure. It's just something that I'd like to have a contingency for. If we don't use it there, we can use it somewhere else or not at all.

Mr. Belter stated that the next item is the River Recreation Venue. Mr. Andrew stated that this is some property that we are looking to purchase on the north side of Brown Street.

Mr. Belter stated that the Brown Street Improvements is scheduled for next year. Mr. Payne stated that we have a working plan to try to redo the rest of Brown Street from the Tapawingo intersection to the new overlook. It will provide some better and additional on street parking and safer traffic flow.

Mr. Belter stated that the Tapawingo south project has money set for both this year and for next year. This is the extension of Tapawingo around to Williams. Some small portion of that is to relocate the signal control box for the traffic light. Where are we with the process of planning and implementing Tapawingo South? Mr. Bauman stated that the design has been completed with BLA and is with INDOT now, pending their approval. The next phase, when that is done, will be a right of way acquisition. Mr. Belter stated that we only have a single owner with which to deal. Mr. Bauman stated that is correct. Mayor Mills stated that we are waiting for the permission from INDOT. Mr. Bauman stated that they also need a small easement from the railroad for drainage structure. Mr. Bauman stated that we've also talked about trying to arrange that construction so that the end points will be scheduled to be done during the summer while Purdue is out. Mayor Mills stated that we are hoping that we can get all the preliminary engineering and right of way acquisition to a point this year, then the construction phase can be just next year. Mr. Belter stated that there are usually a nice line of cars waiting to travel up Williams from South River Road. Mr. Bauman stated that the other thing that the Mayor is doing is requesting the improvements for Williams street to be put on the Transportation Improvement Plan. That has become a significant artery to campus with the new US 231. Mr. Belter stated that it will also be one of the major ingress/egress points for the Purdue Loop Road. Is there a better name for that? Mr. Bauman answered that he doesn't know if there necessarily is. Even before that entire loop transportation system would come into existence, it has already become an artery to campus. Mr. Belter stated that south campus continues to pop up new buildings. Mr. Bauman stated that the Purdue presentation on their Strategic Plan states that they plan to continue additional development in that area.

Mr. Belter stated that the Tapawingo Park Playground and Performing Arts Venue is scheduled for next year. Mr. Payne stated that it is a guess of what we can come up with in the way of improving the playground that is there and providing a space for some scheduled entertainment.

Mr. Belter stated that Williams Street is scheduled for next year and that is what we were just talking about. That is trying to make changes to Williams Street to match up with Tapawingo South. Mr. Bauman stated that the alignment should match, but it would be helpful to have some improvements such as making the gray transitions work better for that becoming potentially a through intersection.

Mr. Belter stated that the next item is the North Chauncey Streetscape. We have appropriated that. Mr. Gall stated that they are still working down there. I met with all the utility companies involved for the second time last week. The majority of this is the utility project. I'm hoping to hear back from them on their costs later this week. We have some concrete work to do and the light standards that we talked about at that intersection in conjunction with the library contractor for some of it. One of the other things that we are going to try is the ability to put some blank conduit in for potential future fiber optic. Mayor Mills stated that we saw some really excellent lights last week that we hope to use along the Parkway as well. They will coordinate with the lights already in the Village. They have the capacity to hang banners on them as well. Mr. Belter stated that we got that appropriated in time that now

our work will still mesh with the library's work. Mr. Gall stated that we need to move along as quickly as we can so that can happen.

Mr. Nay asked if the sidewalks around the garage will be the same theme. Mr. Gall stated that the walks around the garage and by the library are all in a scored 2 x 2 concrete pattern exactly the way the ones are now. The walks around the library are also a scored pattern and the brick is different. It is clearly not exactly like the rest of the Village. It's clearly with the library. There will be some brick in that pattern with the detail and the 2 x 2 scoring will match, but it won't be identical. Mr. Belter asked what the time period is for the construction of the garage and the finishing of the library. Mr. Gall stated that he thinks that they are planning to move the people into the library this summer. I do not know the specific schedule on the garage construction but I believe it is late fall at best.

Mr. Belter stated that the Riverfront Improvements is next on the list. Mr. Andrew stated that this would be working with the River Recreation Venue in making improvements to that property. We aren't far enough along to really get a good handle on what that is going to cost or who is going to be paying for what. Mr. Belter added that is why it is listed under 2006.

Mr. Belter stated that the next item is the Wayfinding. Mr. Andrew stated that with the additional improvements in that area, we may need to come up with more signage to direct people around to where these improvements have been done. It will be in the Village, along the River, Brown Street, and perhaps Levee Plaza. Mr. Belter asked if that may still be this year. Mr. Andrew answered no, it just carries out.

Mr. Nay stated that going back to the sidewalks, there is a piece that we didn't do on South Street on the south side between Pierce going east until you get to Chauncey Hill. I realize that there are some relationships with the landlord/owner. Mr. Andrew stated that it would be helpful to have the owner be cooperative. Mr. Nay stated that the sidewalk is in need of upgrade. Can we put it somewhere on the schedule somewhere down the line? Mr. Andrew said sure. Mr. Belter stated that it is also the only part of State Street that doesn't have the decorative lights.

Mr. Belter asked Ms. Martin if she updated the numbers recently for the beginning unencumbered balance in the Levee/Village Area of \$2,063,000. Ms. Martin stated that is the number that was the unencumbered cash. Mr. Belter stated that assuming that the expresses in 2004 are what is listed here, we'd expect the balance to be \$67,000 plus an estimated 1.6 million that we expect to receive some time in 2004.

Mr. Nay asked if anyone knows if the increase in income matches. It has increased about a half million in one year. Mr. Belter stated that he believes that the vast majority of that is the result of the equalization associated with the reassessment. Mr. Nay stated that we had a projection when they looked at the bond issue, how does that match the projection? Mr. Bauman stated that this is running considerably better.

Mr. Belter asked if there were any other comments on the projects or on which are more important than others. I think that they all deal with public safety and improving the economic health down in that area. Mr. Andrew stated that there's a chance that there will be projects that aren't even on here just like the Chauncey Street project came up last year. Mr. Bauman stated that we have to keep two things in general with this district. We have a river and Purdue

University and maximizing the benefits of those continues to be a major thrust of our economic development in general. They differentiate us from many small communities in Indiana.

Ms. Hoyer asked about the Sagamore Parkway list with #15 for Gateways. It looks like we aren't going to have very much money left at the end of 2004 but I thought that gateways are a priority. Mr. Belter stated that the problem with assigning a dollar amount to it is that we don't know what the gateway might look like. Ms. Hoyer asked where we are with that. Mr. Andrew stated that we are thinking about it. Mayor Mills stated that before we can decide on a gateway, we have to have a plan. That is why the money is in #11a (Engineering/Plan for Sagamore Parkway). Part of the Hawkins Plan will also include gateways.

Mr. Belter asked if there were any other questions about the project lists. None were made.

Mr. Belter stated that the next item of business is an appropriation from the Levee/Village Surplus Fund. Mr. Nay made a motion to approve Resolution RC-2004-4. Ms. Pearlman seconded. Mr. Belter stated that this is for the Park Improvements for the Wabash Heritage Trail and Overlook. It is out for bid and Mr. Payne stated that the bids will be back on Tuesday. The hope is that the bids with a contingency fund will come in under \$270,000.

Mr. Gall stated that the contractors all wanted to know about time and the document says that they will be awarded that prior to the end of April so that they can start. They have a clause that requires them to be done with the Park work only prior to July and then they have till September to finish up the overlook and trail segment that goes north. At your next month meeting, we expect to be here with agreements ready to go.

Mr. Belter stated that we really are on a tight time schedule. I'd like to open a public hearing to take questions or comments regarding RC-2004-4. None were made. The public hearing was closed.

The motion to approve Resolution RC-2004-4 passed unanimously 4-0.

Mr. Belter stated that the next item of business is the Sagamore Project List. We've gone over this list before but since our last meeting Hawkins Environmental has been approached to work on a plan for us. The plans should give us things to do for at least 6 years.

Mr. Nay made a motion to approve Resolution RC-2004-5. Ms. Pearlman seconded.

Mr. Belter stated that the amount is \$160,000 and the work will be done by Hawkins Environmental and the principal Engineer/Designer on that process will be Steve Hardesty who has done work for the City on a number of projects in the past. **Mr. Andrew** stated that another possibility is that Hawkins may be working with John Collier.

Mr. Belter opened a public hearing to take questions or comments regarding RC-2004-5. No comments were made. The public hearing was closed.

The motion to approve Resolution RC-2004-5 passed unanimously 4-0.

The Commission scheduled the next two meetings: April 19<sup>th</sup> at 12:30 pm and May 17<sup>th</sup> at noon.

No other comments were made. Ms. Pearlman made a motion to adjourn. Mr. Nay seconded. The meeting adjourned at 1:35 pm.

Respectfully submitted,

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Francis Earle Nay, Recording Secretary

Approved:

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Stephen Belter, President

/clp

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